

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE**  
**January 1, 2012 - June 30, 2012**  
 Per ABX1 26 - Section 34177(I)

Project Name / Debt Obligation	Payee	Revenue Source	Description	Total Outstanding Obligation	Projected Payment Dates	Projected Payment Amounts	Obligation Expiration Date	Total Due During Fiscal Year	Payments by Month						
									Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Total
1 2003 Tax Allocation Bonds Series A	U.S. Bank National Association	Fund/Reserve Balance	Bonds issued to fund non-housing projects	36,381,455.08	September 1 & March 1	See Debt Service Schedule	9/1/2034	1,710,890.01	-	-	512,460.63	-	-	-	512,460.63
2 2003 Tax Allocation Bonds Series B	U.S. Bank National Association	Low and Moderate Income Housing Fund	Bonds issued to fund housing projects	11,972,233.00	September 1 & March 1	See Debt Service Schedule	9/1/2034	518,791.50	-	-	190,323.00	-	-	-	190,323.00
3 Fiscal Agent Fees	U.S. Bank National Association	Redevelopment Property Tax Trust Fund	Fees for fiscal agent services	154,000.00	September 1	7,000.00	9/1/2034	7,000.00	-	-	-	-	-	-	-
4 Sewer Repairs	RBF Consulting	Bond Proceeds	Contract for construction management services for sewer repair project	4,101,542.00	Monthly Payment	512,692.75	Upon project completion	3,588,849.25	341,795.17	512,692.75	512,692.75	512,692.75	512,692.75	512,692.75	2,905,258.92
5 Wastewater Treatment Plant Repairs	Environ Strategy	Bond Proceeds	Contract for repairs for wastewater treatment plant, collections system, and saltwater distribution system	456,225.00	Monthly Payment	63,166.66	Upon project completion	410,633.29	94,799.99	63,166.66	63,166.66	63,166.66	63,166.66	63,166.66	410,633.29
6 Pebble Beach Road Construction	Santa Catalina Island Company	Bond Proceeds	Contract for road/slope improvements pursuant to agreement with Santa Catalina Island Company	1,000,000.00	Monthly Payment	-	Upon project completion	-	-	-	-	-	-	-	-
7 Project Management for Sewer Repairs, Wastewater Treatment Plant Repairs, and Pebble Beach Road Construction	Charlie Wagner	Bond Proceeds	Contract staff services for project management of public facility and other redevelopment projects	32,500.00	Monthly Payment	2,500.00	3/6/2013	30,000.00	5,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	17,500.00
8 Project Management for Sewer Repairs, Wastewater Treatment Plant Repairs, and Pebble Beach Road Construction	Charlie Wagner	Fund/Reserve Balance	Contract staff services for project management of public facility and other redevelopment projects	32,500.00	Monthly Payment	2,500.00	3/6/2013	30,000.00	5,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	17,500.00
9 Feb 2012 - Apr 2012 Employee Costs	Employees of Successor Agency	Fund/Reserve Balance	Payroll and benefits for employees	230,272.00	Monthly Payment	23,027.20	9/1/2034	230,272.00	19,189.33	23,027.20	23,027.20	23,027.20	-	-	88,270.93
10 Feb 2012 - Apr 2012 Employee Costs	Employees of Successor Agency	Low and Moderate Income Housing Fund	Payroll and benefits for employees	57,568.00	Monthly Payment	5,756.80	9/1/2034	57,568.00	4,797.33	5,756.80	5,756.80	5,756.80	-	-	22,067.73
11 May 2012 - June 2012 Employee Costs	Employees of Successor Agency	Administrative Cost Allowance	Payroll and benefits for employees	9,675,414.00	Monthly Payment	28,784.00	9/1/2034	57,568.00	-	-	-	-	28,784.00	28,784.00	57,568.00
12 Audit and Accounting Services	Dehl, Evans & Company, State of California	Fund/Reserve Balance	Contract for annual financial audit and accounting services, including related costs with State Controller's Office	400,298.40	March & May	Varies	9/1/2034	21,600.00	-	-	13,600.00	-	8,000.00	-	21,600.00
13 Audit and Accounting Services	Dehl, Evans & Company, State of California	Low and Moderate Income Housing Fund	Contract for annual financial audit and accounting services, including related costs with State Controller's Office	100,074.60	March & May	Varies	9/1/2034	5,400.00	-	-	3,400.00	-	2,000.00	-	5,400.00
14 Legal Services (Related to Project Implementation of Enforceable Obligations)	Best Best & Krieger	Fund/Reserve Balance	General Counsel legal services	28,333.32	Monthly Payment	7,083.33	Upon project completion	70,833.34	7,083.33	7,083.33	7,083.33	7,083.33	-	-	28,333.32
15 Legal Services (Related to Project Implementation of Enforceable Obligations)	Best Best & Krieger	Redevelopment Property Tax Trust Fund	General Counsel legal services	2,380,993.70	Monthly Payment	-	Upon project completion	14,166.66	-	-	-	-	7,083.33	7,083.33	14,166.66
16 Legal Services (Related to General Administration)	Best Best & Krieger	Fund/Reserve Balance	General Counsel legal services	56,666.66	Monthly Payment	14,166.67	9/1/2034	141,666.70	14,166.67	14,166.67	14,166.67	14,166.67	-	-	56,666.66
17 Legal Services (Related to General Administration)	Best Best & Krieger	Administrative Cost Allowance	General Counsel legal services	4,903,633.00	Monthly Payment	14,166.67	9/1/2034	28,333.34	-	-	-	-	14,166.67	14,166.67	28,333.34
18 Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	Rincon Consultants	Fund/Reserve Balance	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	13,333.32	Monthly Payment	4,166.67	Upon project completion	33,333.33	3,333.33	3,333.33	3,333.33	3,333.33	-	-	13,333.32
19 Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	Rincon Consultants	Low and Moderate Income Housing Fund	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	3,333.32	Monthly Payment	4,166.67	Upon project completion	8,333.33	833.33	833.33	833.33	833.33	-	-	3,333.32
20 Contract for General Plan, Housing Element, Local Coastal Plan Update, and CEQA	Rincon Consultants	Redevelopment Property Tax Trust Fund	Contract for Consulting Services for General Plan Update, Housing Element Update, LCP Amendment, and CEQA	96,079.36	Monthly Payment	4,166.67	Upon project completion	8,333.34	-	-	-	-	4,166.67	4,166.67	8,333.34
21 SERAF Loan Repayment	Low and Moderate Income Housing Fund	Redevelopment Property Tax Trust Fund	Repayment to Housing Fund for suspension of 20% set-aside to make SERAF payment	1,000,000.00	May 1	250,000.00	6/30/2015	250,000.00	-	-	-	-	250,000.00	-	250,000.00
22 Financial Reporting Services	Rosenow Spevacek Group, Inc.	Fund/Reserve Balance	Contract to complete annual financial reporting requirements of HCD and SCO for FY 2010-11	3,940.50	Monthly Payment	Varies	Upon project completion	3,940.50	1,005.50	1,056.50	939.25	939.25	-	-	3,940.50
23 Financial Reporting Services	Rosenow Spevacek Group, Inc.	Low and Moderate Income Housing Fund	Contract to complete annual financial reporting requirements of HCD and SCO for FY 2010-11	3,940.50	Monthly Payment	Varies	Upon project completion	3,940.50	1,005.50	1,056.50	939.25	939.25	-	-	3,940.50
24 Successor Agency Financial Services	Rosenow Spevacek Group, Inc.	Fund/Reserve Balance	Contract for consulting services for successor agency operations	11,500.00	Monthly Payment	Varies	9/1/2034	11,500.00	-	5,000.00	5,000.00	1,500.00	-	-	11,500.00
25 Successor Agency Financial Services	Rosenow Spevacek Group, Inc.	Administrative Cost Allowance	Contract for consulting services for successor agency operations	13,500.00	Monthly Payment	Varies	9/1/2034	3,000.00	-	-	-	-	1,500.00	1,500.00	3,000.00
26 Continuing Bond Disclosure	Hartell & Co. Advisors	Fund/Reserve Balance	Continuing disclosure reporting requirements for 2003 Tax Allocation Bonds Series A & B	43,276.50	February 28	1,500.00	9/1/2034	1,500.00	-	1,500.00	-	-	-	-	1,500.00
27 Continuing Bond Disclosure	Hartell & Co. Advisors	Low and Moderate Income Housing Fund	Continuing disclosure reporting requirements for 2003 Tax Allocation Bonds Series A & B	14,425.50	February 28	500.00	9/1/2034	500.00	-	500.00	-	-	-	-	500.00
28 Cumulative Deferred Pass-throughs to County of Los Angeles	County of Los Angeles	Redevelopment Property Tax Trust Fund	Cumulative Deferred Pass-through Payments to County of Los Angeles Pursuant to 2003 Amendment No. 1 to Tax Sharing Agreement	3,428,676.82	Refer to Agreement	Refer to Agreement	9/1/2034	-	-	-	-	-	-	-	-
29 Permitted Administrative Expense	City of Avalon	Fund/Reserve Balance (County Allowance for Administrative Expense per Agreement)	Permitted Administrative Expense* Payments to City of Avalon Pursuant to Section 1.12 of 2003 Amendment No. 1 to Tax Sharing Agreement	13,337,248.00	Refer to Agreement	Refer to Agreement	9/1/2034	470,532.00	39,211.00	39,211.00	39,211.00	39,211.00	39,211.00	39,211.00	235,266.00
30 Feb 2012 - Apr 2012 Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies	Various Vendors*	Fund/Reserve Balance	Supplies, professional services, financial reporting services, and property management and maintenance	54,200.00	Monthly Payment	5,420.00	9/1/2034	54,200.00	5,420.00	5,420.00	5,420.00	5,420.00	-	-	21,680.00
31 Feb 2012 - Apr 2012 Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies	Various Vendors*	Low and Moderate Income Housing Fund	Supplies, professional services, financial reporting services, and property management and maintenance	13,550.00	Monthly Payment	1,355.00	9/1/2034	13,550.00	1,355.00	1,355.00	1,355.00	1,355.00	-	-	5,420.00
32 May 2012 - June 2012 Operational and Administrative Support of Successor Agency, Property Management and Maintenance, Office and Hardware Supplies	Various Vendors*	Administrative Cost Allowance	Supplies, professional services, financial reporting services, and property management and maintenance	2,277,352.00	Monthly Payment	6,775.00	9/1/2034	13,550.00	-	-	-	-	6,775.00	6,775.00	13,550.00
<b>Grand total</b>				<b>92,276,064.60</b>				<b>7,799,785.09</b>	<b>543,995.48</b>	<b>690,159.07</b>	<b>1,407,708.20</b>	<b>684,424.57</b>	<b>942,546.06</b>	<b>682,546.06</b>	<b>4,951,379.48</b>

\* The Successor Agency will pay contracts to various vendors, including but not limited to: Bill Jones Plumbing & Heating, Catalina Island Plumbing, Che's Hardware, Civil Consulting Group, Civil Design Group, Geosols, Isle Janitorial, Ruben Jimenez, Keith Lefever, Lockpick & Supply Co., MAM SOCAL, Stanley B. Grant, Ph.D, Wilcox Nursery and Gardens, and local office and hardware supply vendors.